

# EAST COLORADO SPECIFIC PLAN AREA

*January 31, 2019*



**OUR PASADENA**

PUTTING THE PLAN IN MOTION

**WELCOME**



# Workshop Agenda



Program Introduction



Specific Plan Overview



Outreach Overview & Draft Vision



Preliminary Concept



Small Group Discussion

# INTRODUCTION

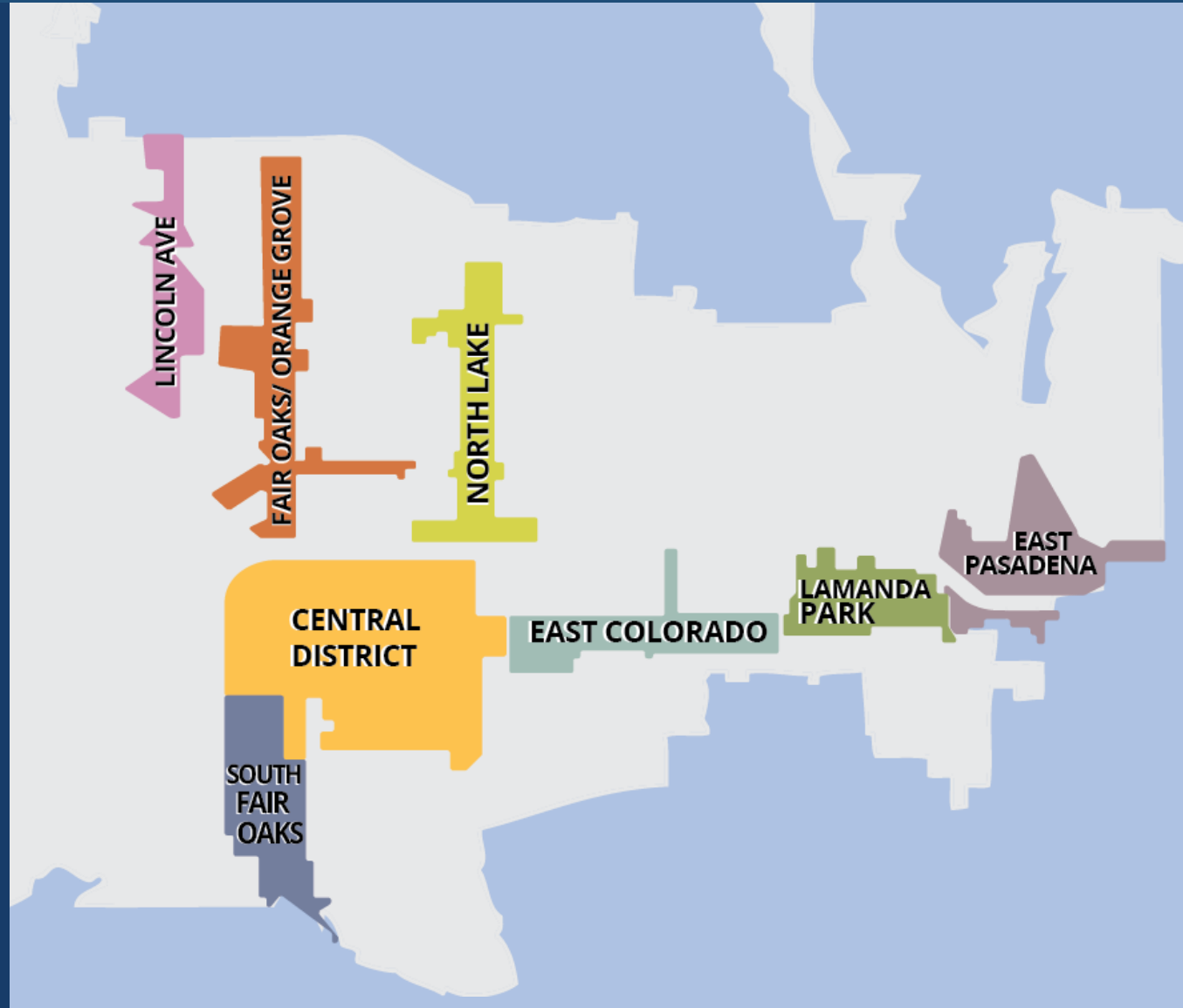
*About the Program*



# About the Program

*Three-Year  
Program  
to Update  
Pasadena's  
8 Specific Plans  
Areas*

*(Launched in  
early 2018 )*



# Specific Plan Update

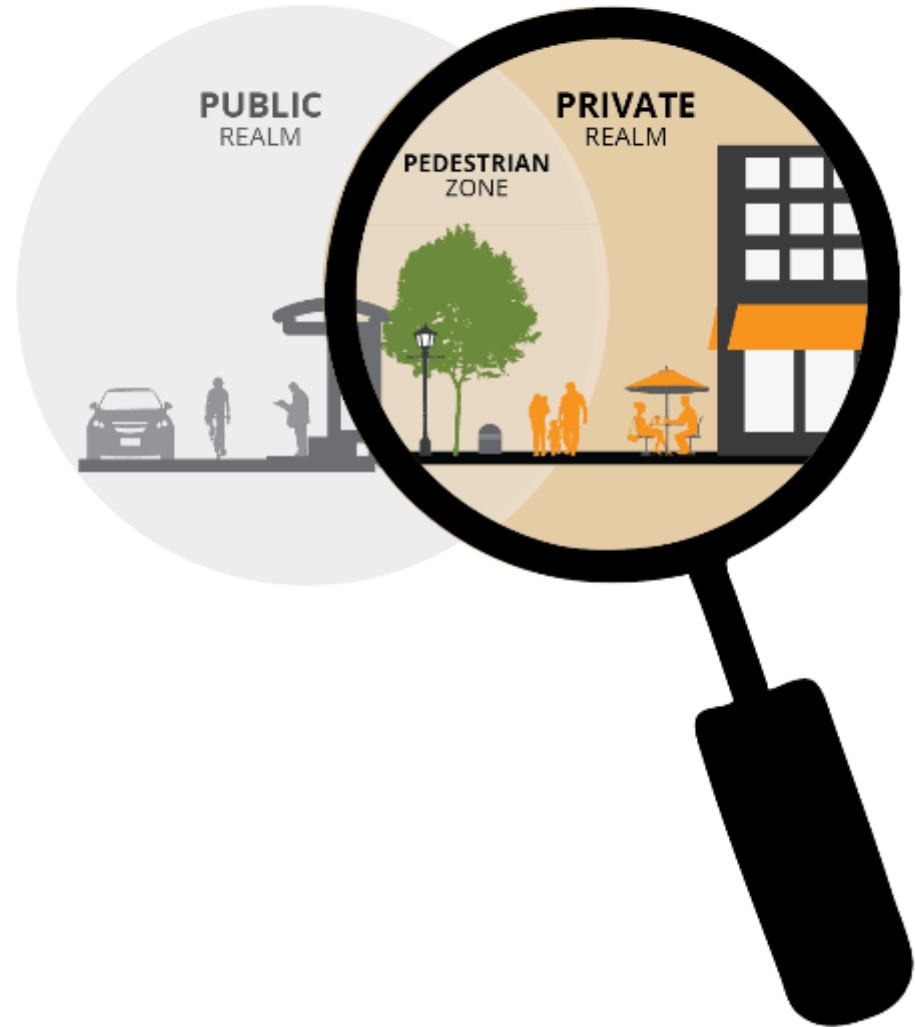
*A Specific Plan is planning and zoning document designed to implement the goals and policies of Pasadena's General Plan.*

*It is a focused vision of a defined geographic area in the City that establishes neighborhood-specific design and land use goals and regulations.*

# Specific Plan Update Program

## *Implement the 2015 General Plan Land Use Element*

- Refine goals and policies for each Specific Plan area
- Revise existing and establish new development standards within the private realm
- Revise existing and require new public amenities within the pedestrian zone



# Where We Are in the Process

## **TONIGHT'S OBJECTIVE:**

Receive feedback on preliminary concepts to help inform development of draft policies and standards for each plan



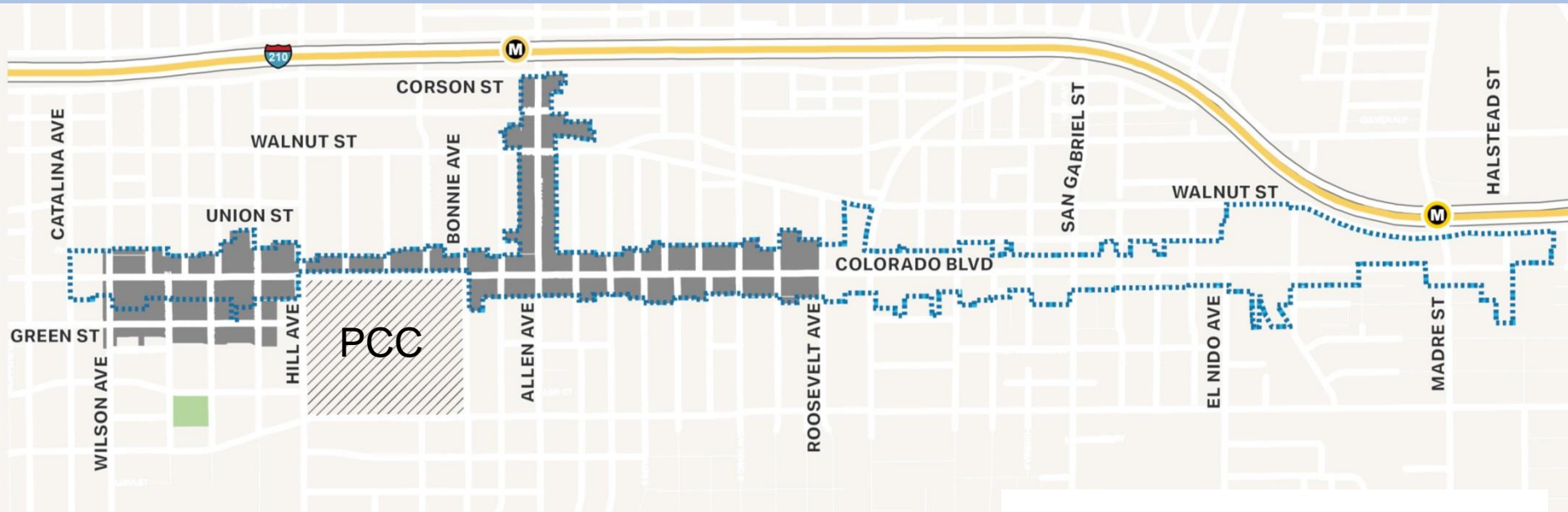


# EAST COLORADO

*General Plan Vision*



# East Colorado Specific Plan Area



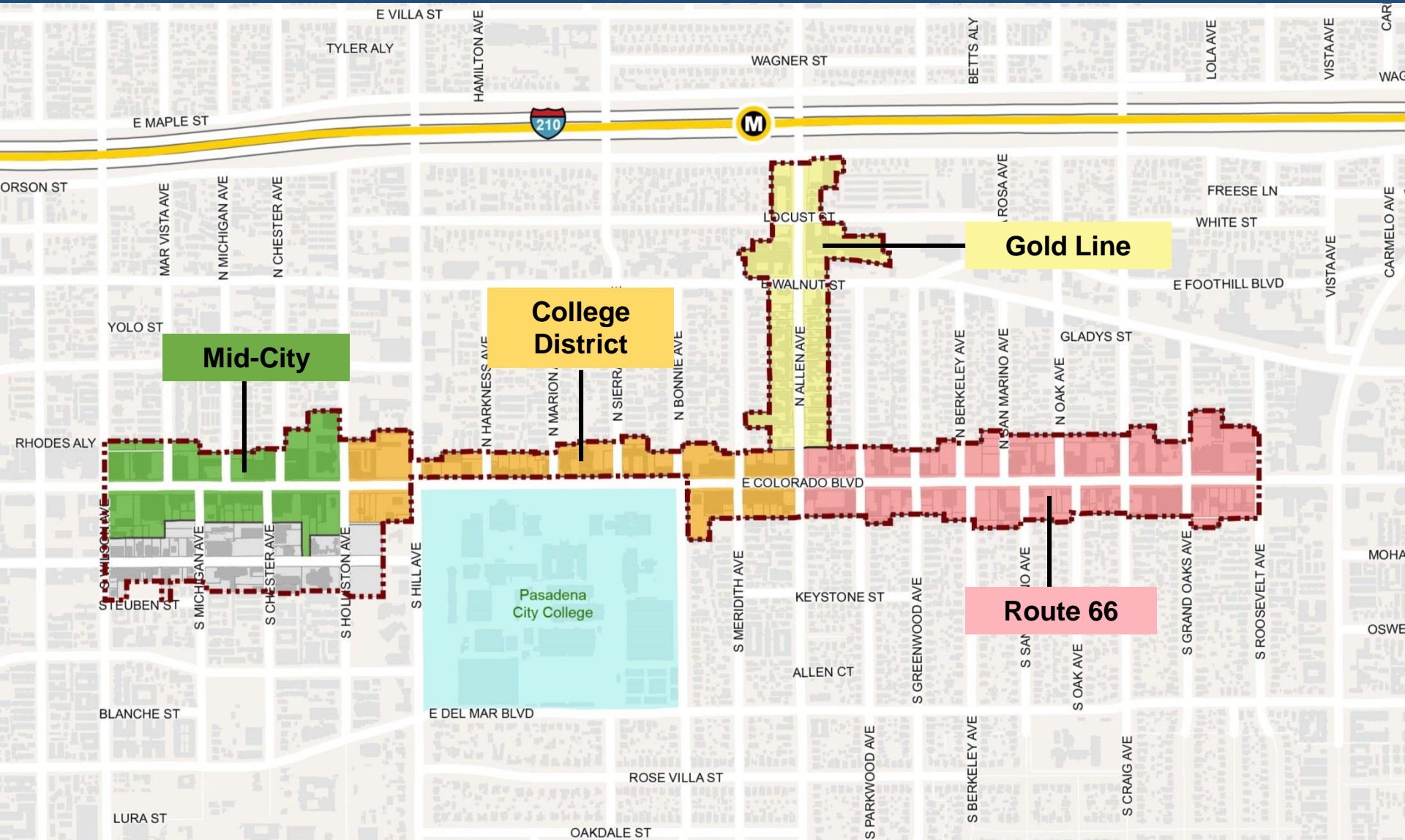
Pasadena City College



Metro Gold Line Allen Station

-  Metro Gold Line + Station
-  East Colorado SPA Boundary (2003)
-  East Colorado SPA Boundary (2015)

# Existing Specific Plan



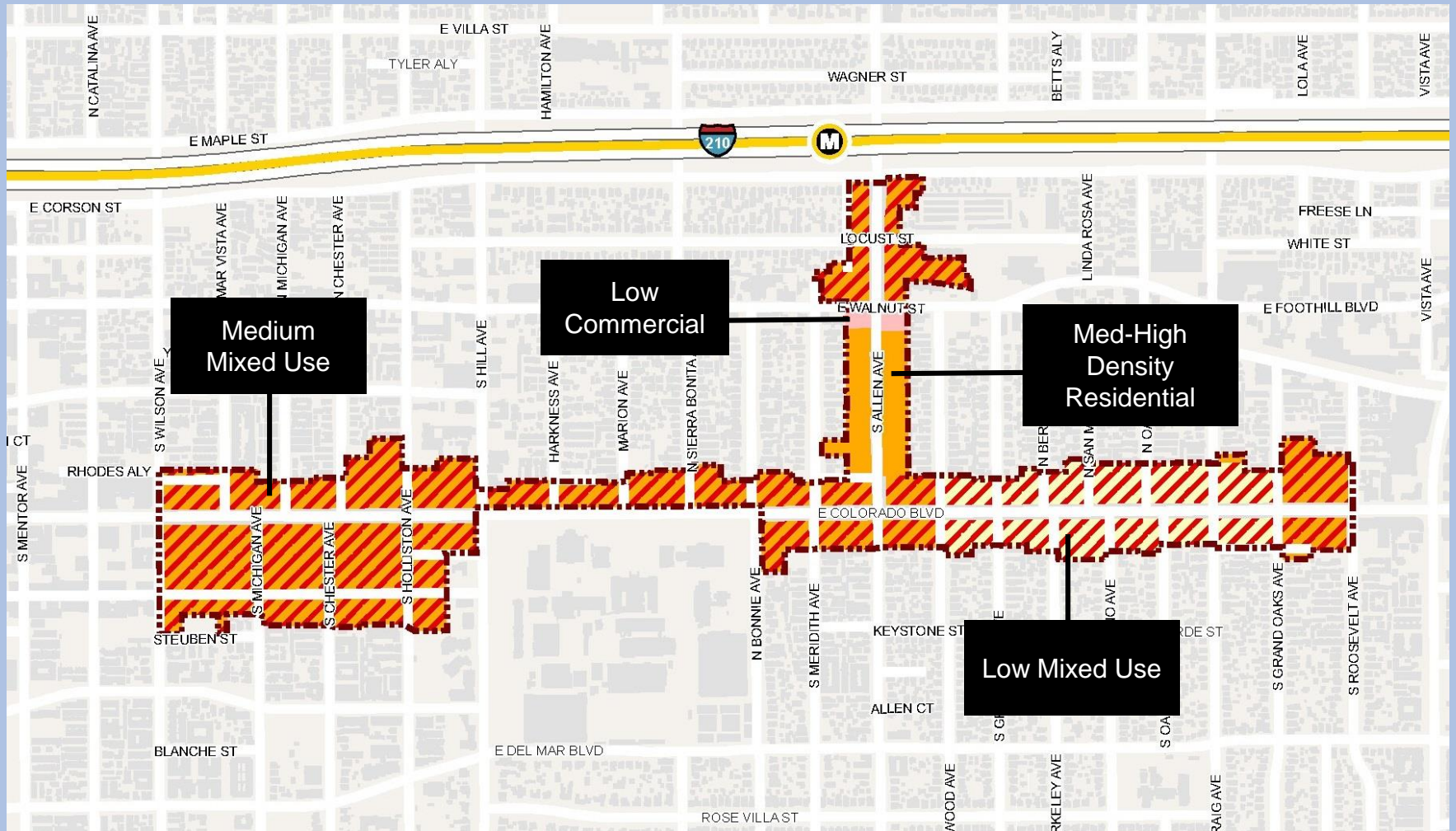


# General Vision for East Colorado

- Break up long stretches of strip commercial with residential uses
- Encourage distinct pedestrian-oriented mixed-use villages and districts
- Cluster development:
  - Educational Neighborhood Village near PCC
  - Allen Street Transit Village near Gold Line station

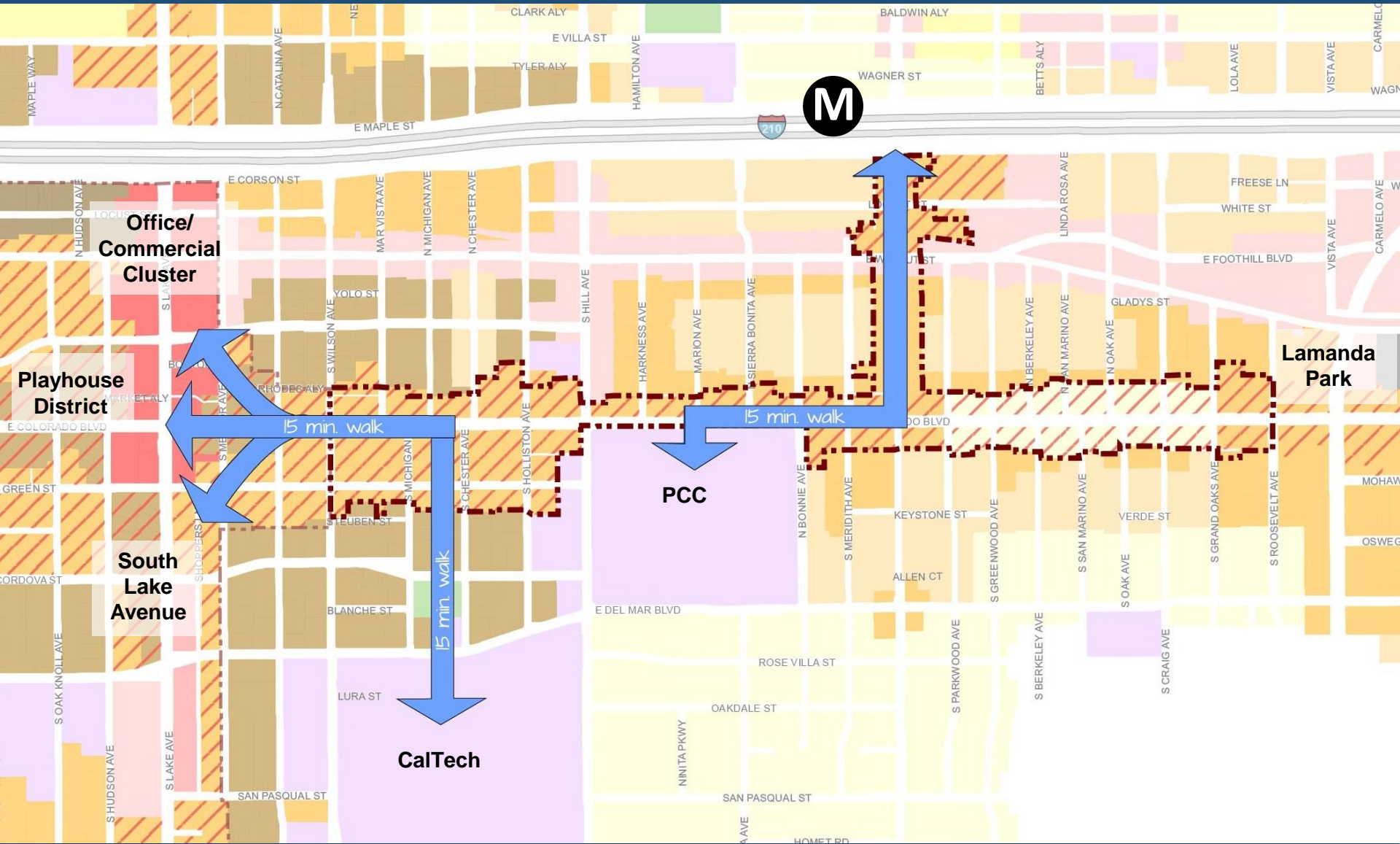


# General Plan Land Use





# Plan Area Context



# OUTREACH OVERVIEW + DRAFT VISION



# Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop Online Survey
- Pop-up Event
- Walking Tour



Round 1 Community Workshop – July 17, 2018



PCC Pop-Up – September 6, 2018




Walking Tour – October 20, 2018



# Visioning Process



 **East Colorado Specific Plan**  
Draft Vision

- Encourage commercial uses and development that foster a **stronger sense of place**, and better serve adjacent residents, students, and employee needs.
- Improve **pedestrian conditions** throughout the district through expanded sidewalks, more **shade**, more **streetscape amenities**, and pedestrian-oriented uses.
- Focus majority of **housing development** in proximity to PCC and Allen Station.
- Improve the **aesthetic and design quality** of new development, including **tailored form regulations** that address building massing.
- Allow building heights that **support redevelopment in key nodes**, and which provide appropriate **transitions** to adjacent residential properties.
- Create **setback requirements** that allow an improved public realm, but maintain the existing urban character.
- Identify opportunities for **greening** through street tree, parkway, and private realm landscaping requirements.

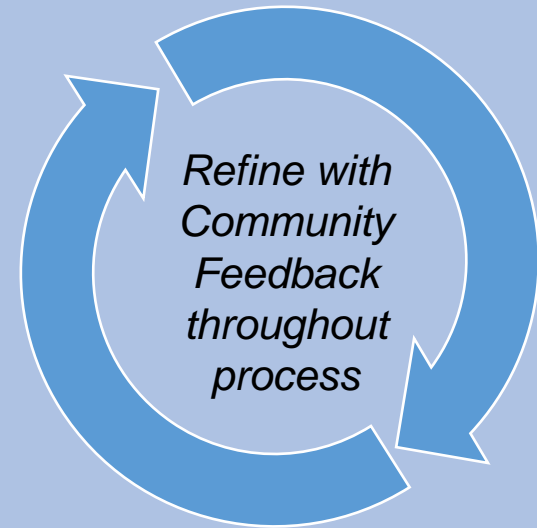
- Provide more small, easily-accessible **public plazas** and **pocket parks**.
- **Better connect PCC and the Green Street corridor** through pedestrian-oriented development and improved tree canopy between Holliston and Hill Streets.
- Support creation of a **live, work, play district** east of Hill Street that better integrates Colorado Boulevard and Green Street, and which leverages close proximity to PCC, Cal Tech, and South Lake.
- In the College District, encourage **uses within walking distance** for students, employees, and nearby residents that support a more **vibrant street atmosphere** and provide more local amenities.
- Maintain **low-scale existing character** in the Route 66 sub-area, with auto-related and hotel uses, while allowing **new residential infill development**.

*Questions to Consider*

Does the draft vision reflect most of what you would like to see happen in East Colorado?

**What is missing?**

Is there language you would change? What are your suggestions?



# Draft Vision for East Colorado



Encourage commercial uses and development that foster a **stronger sense of place**, and better serve adjacent residents, students, and employee needs.



Improve pedestrian conditions throughout the district through **expanded sidewalks**, more **shade**, more **streetscape amenities**, and **pedestrian-oriented uses**.



Focus majority of **housing development** in the PCC and Allen Station areas.

# Draft Vision for East Colorado



Improve aesthetic and design quality of new **development**, including tailored form regulations that address building massing.



Identify **opportunities for greening** through street tree, parkway, and private realm landscaping requirements.



Provide more small, easily-accessible **public plazas** and **pocket parks**.

# SPECIFIC PLAN TOOLKIT



# Specific Plan Toolkit

## Uses and activities





# Specific Plan Toolkit

## Uses and activities



## Number and size of units



# Specific Plan Toolkit

Uses and activities



Number and size of units



Building scale and transitions



# Specific Plan Toolkit

Relationship to the street  
(setbacks, entrances, design, etc.)





# Specific Plan Toolkit

Relationship to the street  
(setbacks, entrances, design, etc.)



Open space and landscape  
requirements



# Specific Plan Toolkit

Relationship to the street  
(setbacks, entrances, design, etc.)



Open space and landscape requirements



Parking and vehicular access



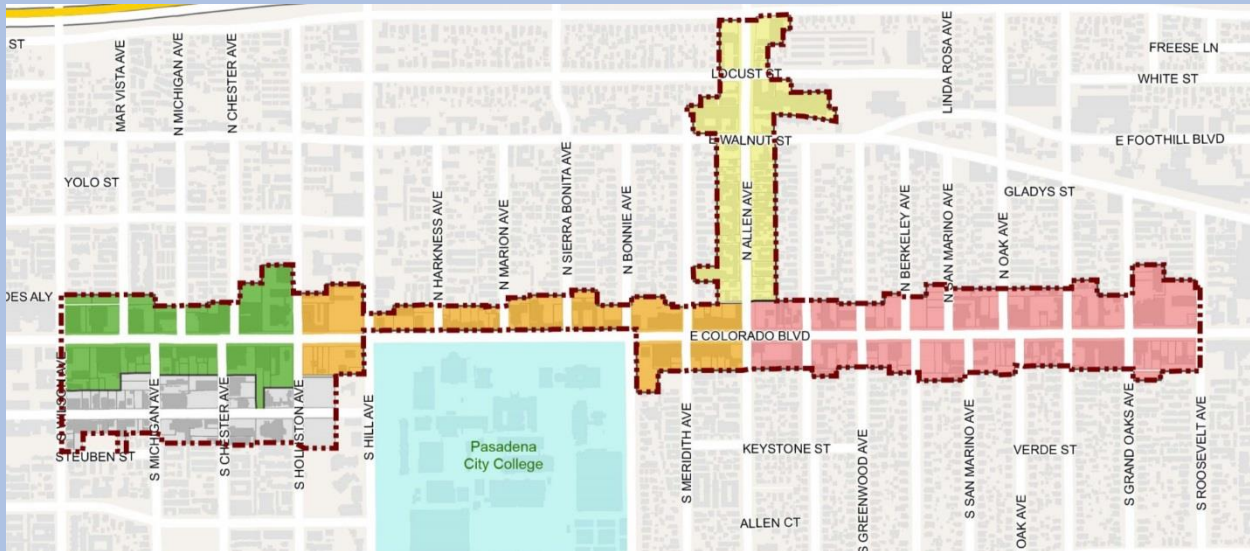
# Existing Specific Plan

What does the Specific Plan regulate today?

- Land use
- Height
- Setbacks
- Housing density
- Driveway Access



*Opportunity to use more tools to influence development*





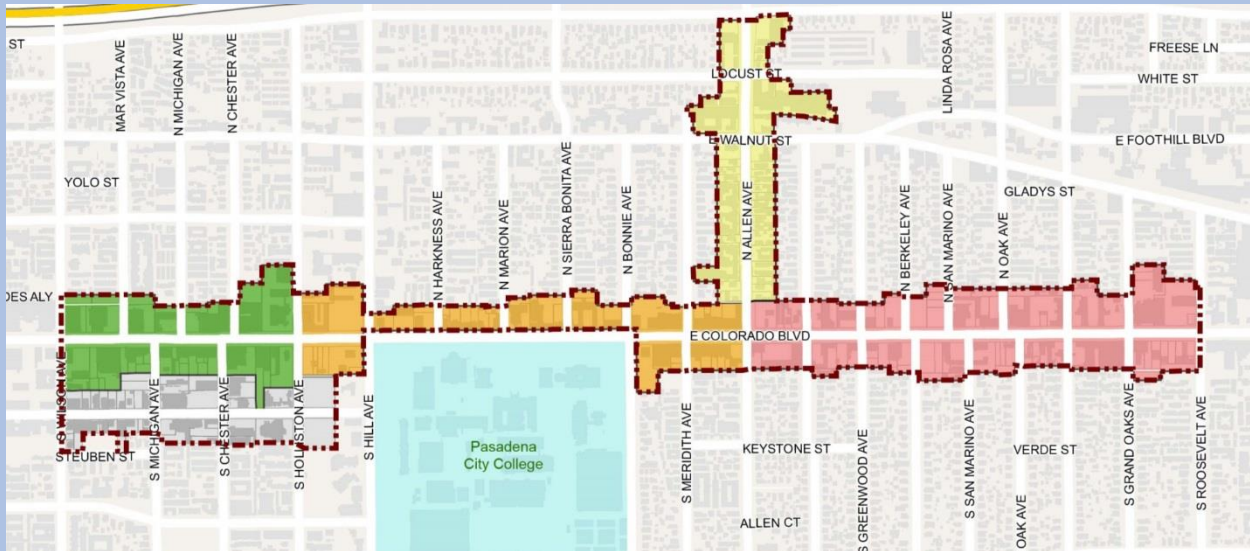
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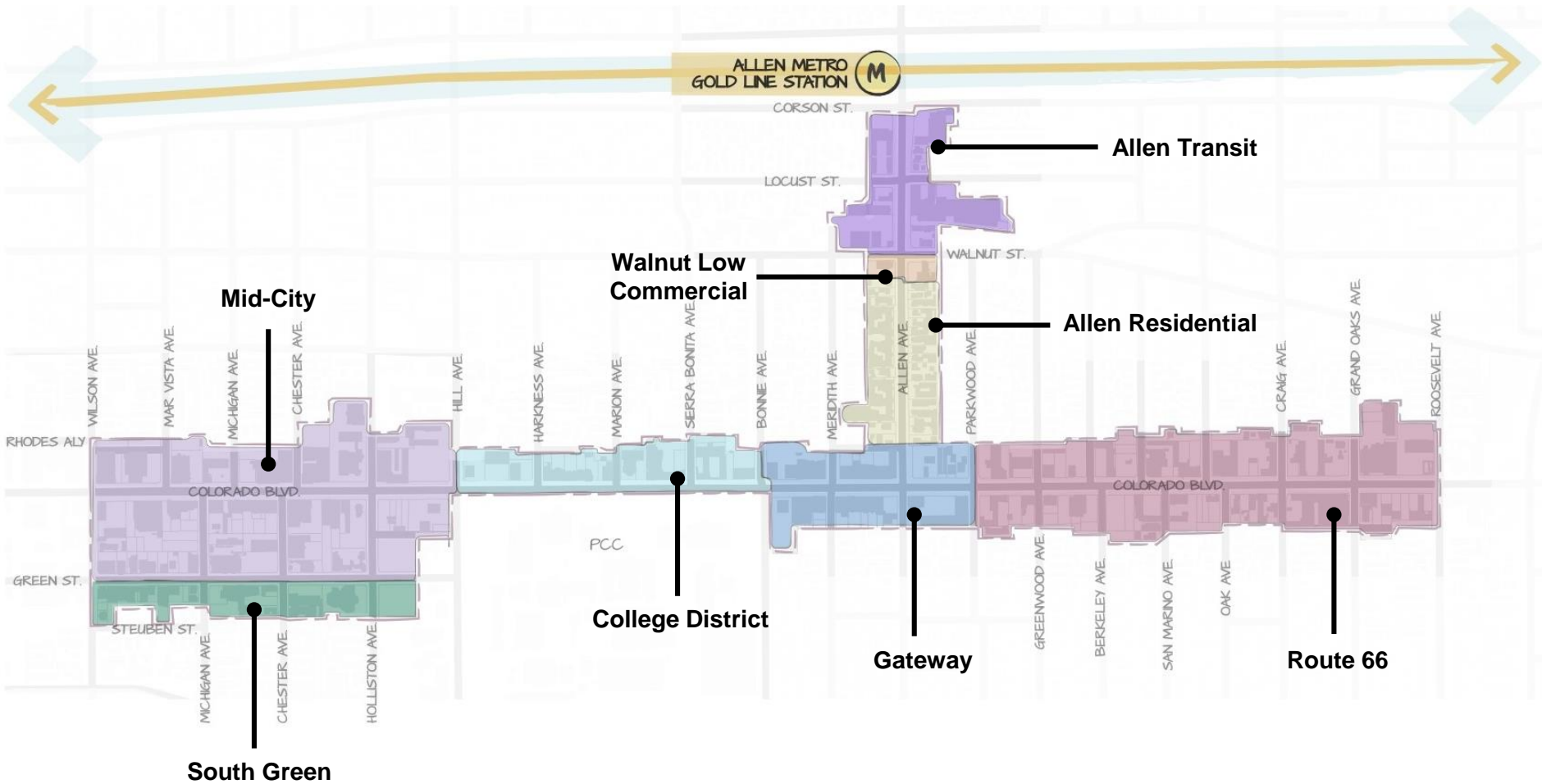
*Opportunity to use more tools to influence development*



# PRELIMINARY CONCEPT



# Preliminary Concept



# Mid-City + South Green





# Mid City + South Green

## Key opportunities:

- Create a vibrant neighborhood with amenities for locals within walking distance
- Implement General Plan vision for Educational Neighborhood Village
- Leverage close walking proximity to Cal Tech, South Lake, Playhouse District and PCC
- Foster an enhanced sense of place





# Mid City + South Green Sub-Areas

## Mid-City

- Development that better connects Colorado Blvd. and Green St. to create a cohesive district



# Mid City + South Green

## Mid-City

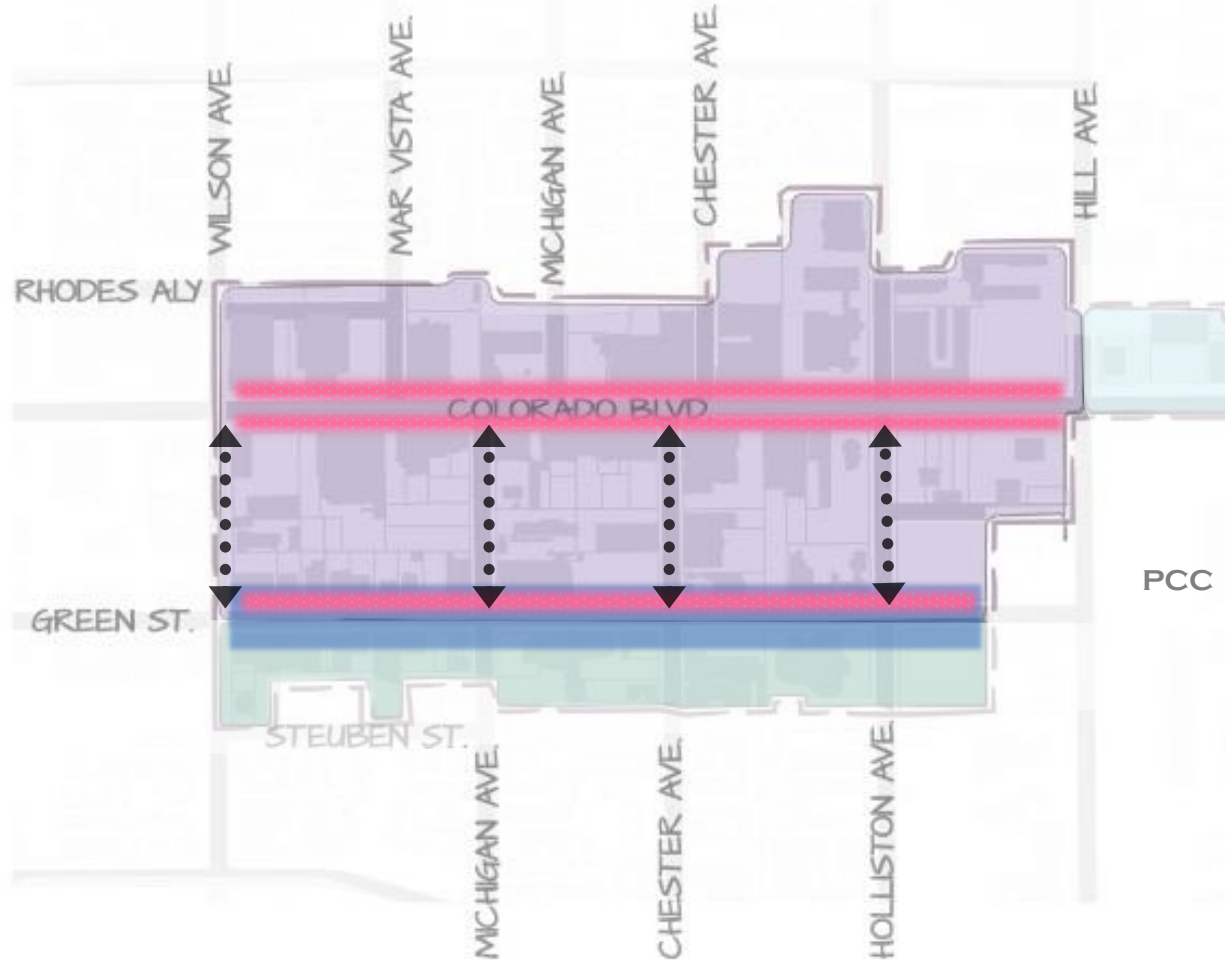
- Development that better connects Colorado Blvd. and Green St. to create a cohesive district
- Allow up to 6-story residential and mixed-use development at 87 DU/acre
- 4 stories maximum on Green St.



# Mid City + South Green

## Mid-City

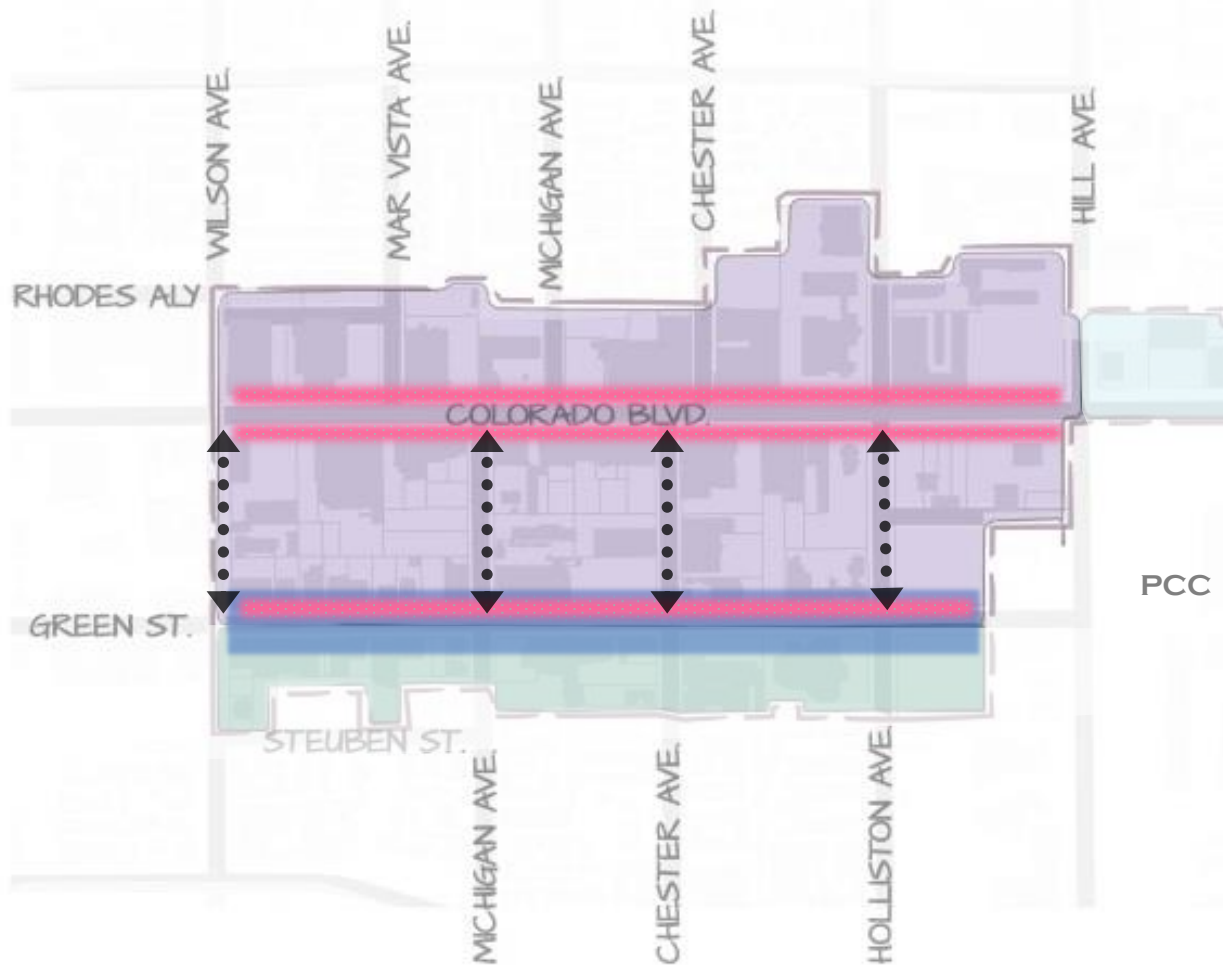
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- Active ground floor requirement on Colorado and Green



# Mid City + South Green

## Mid-City

- Development that better connects Colorado Blvd. and Green St. to create a cohesive district
- Allow up to 6-story residential and mixed-use development at 87 DU/acre
- 4 stories maximum on Green St.
- Active ground floor requirement on Colorado and Green
- Require paseos, public plazas and open space



# Mid City + South Green

## South Green

- Foster eclectic, main street qualities
- Commercial-only



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- Foster eclectic, main street qualities
- Commercial-only
- 4-story height in context with existing buildings



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## South Green

- Foster eclectic, main street qualities
- Commercial-only
- 4-story height in context with existing buildings
- Enhance and compliment Green St. tree canopy





# Mid City + South Green

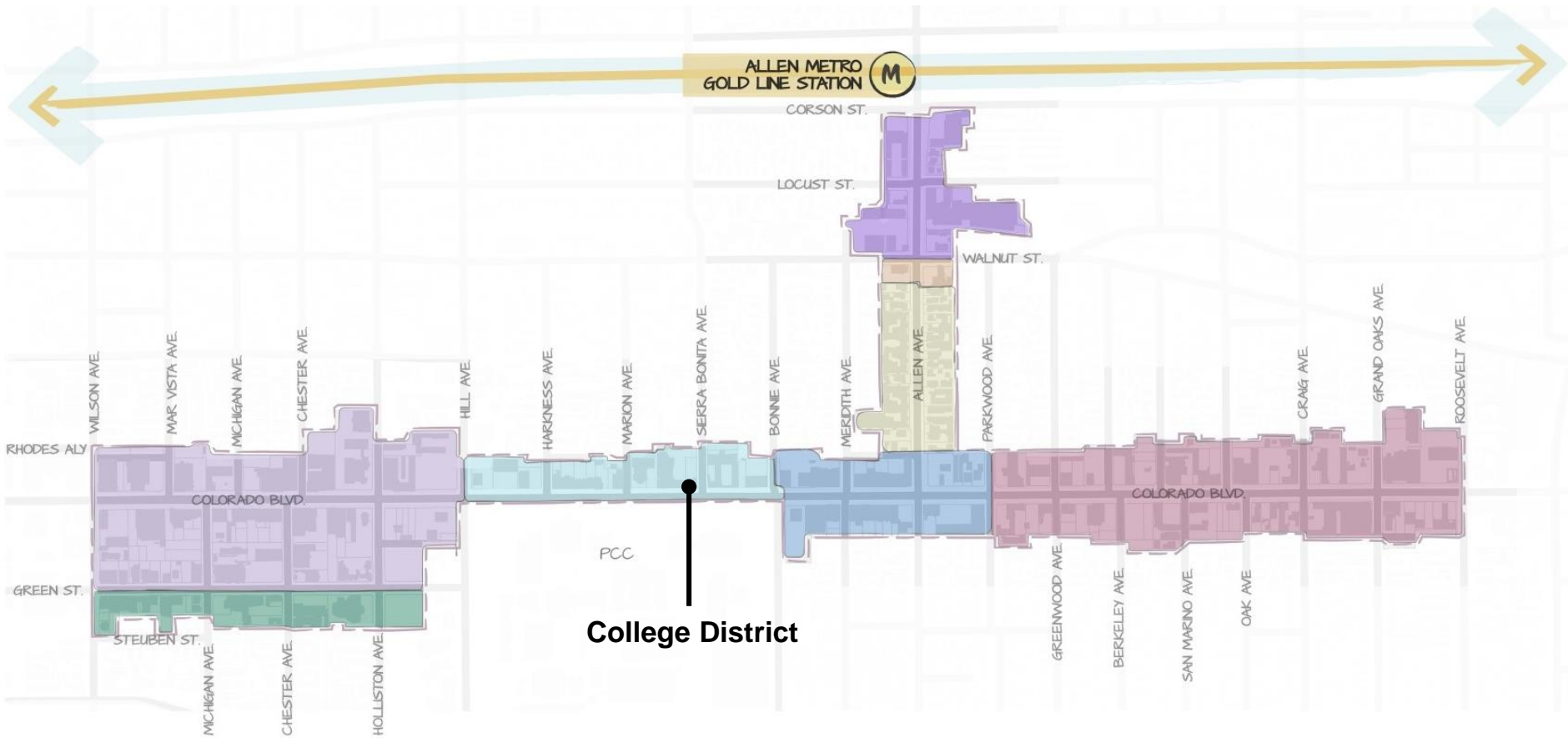
## South Green

- Foster eclectic, main street qualities
- Commercial-only
- 4-story height in context with existing buildings
- Enhance and compliment Green St. tree canopy
- Refine design regulations to better support existing and new tree canopy
- Support infill development that better connects Green Street to PCC





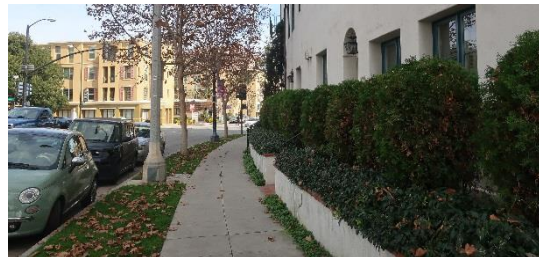
# College District



# College District

## Key opportunities:

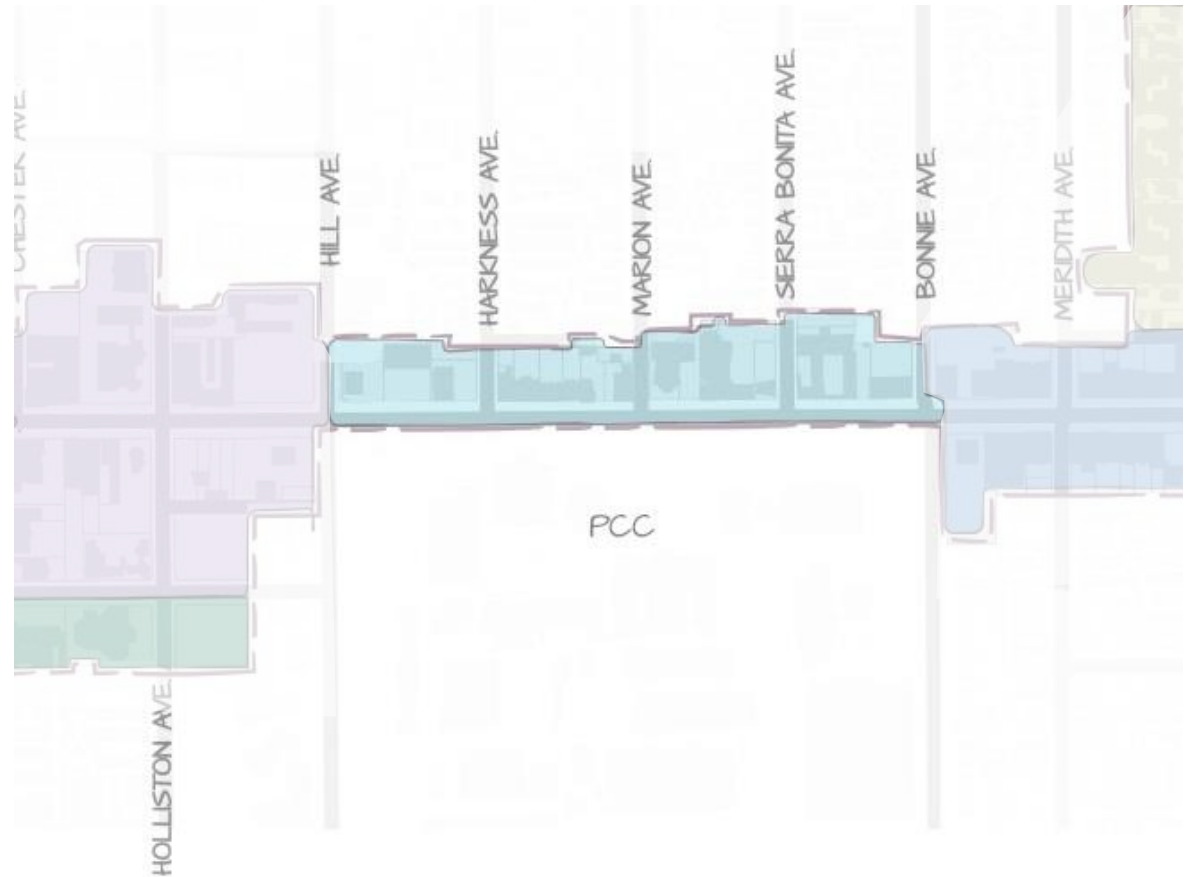
- Support existing commercial character but allow for residential on upper floors
- Encourage more uses and amenities for students, faculty, and residents within walking distance
- Implement General Plan vision for Educational Neighborhood District



# College District

## College District

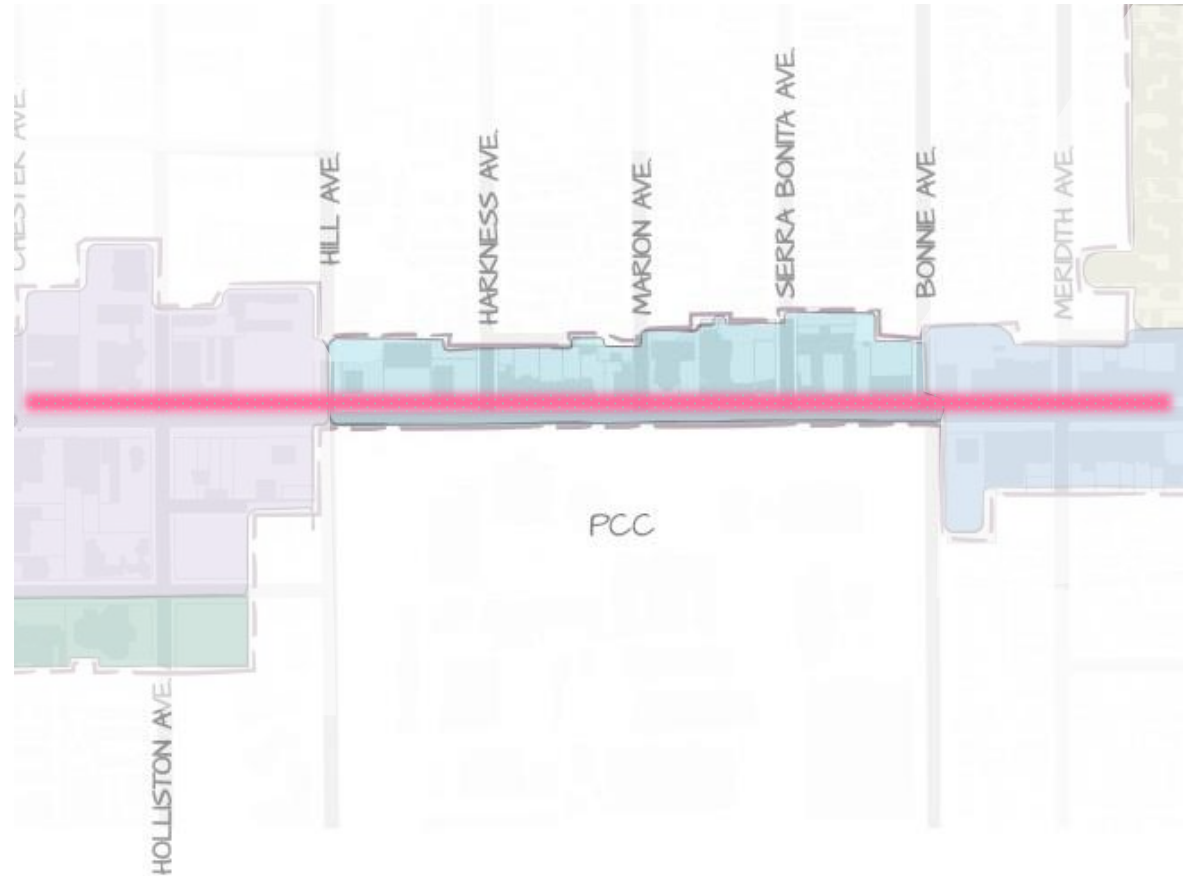
- Allow up to 4-stories commercial, residential and mixed-use development
- 60 DU/acre



# College District

## College District

- Allow up to 4-stories commercial, residential and mixed-use development
- 60 DU/acre
- Require active ground floor commercial uses



# College District

## College District

- Allow up to 4-stories commercial, residential and mixed-use development
- 60 DU/acre
- Require active ground floor commercial uses
- Enhanced setbacks to improve sidewalk character





# Allen Transit



# Allen Transit

## Key opportunities:

- Encourage development of housing and commercial density near transit
- Implement General Plan vision for Allen Transit Village
- Support additional of amenities for transit users and residents within walking distance

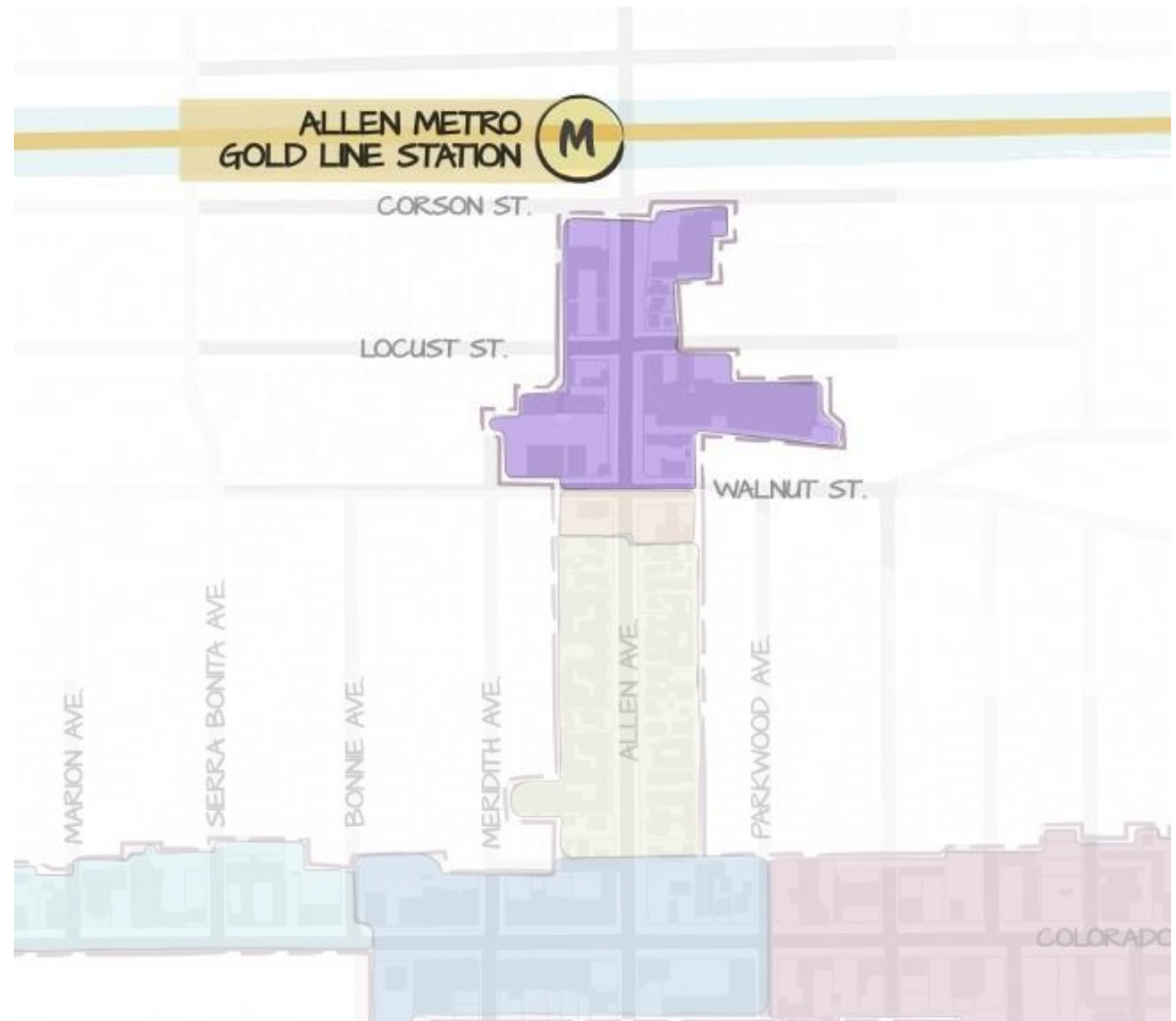




# Allen Transit

## Allen Transit

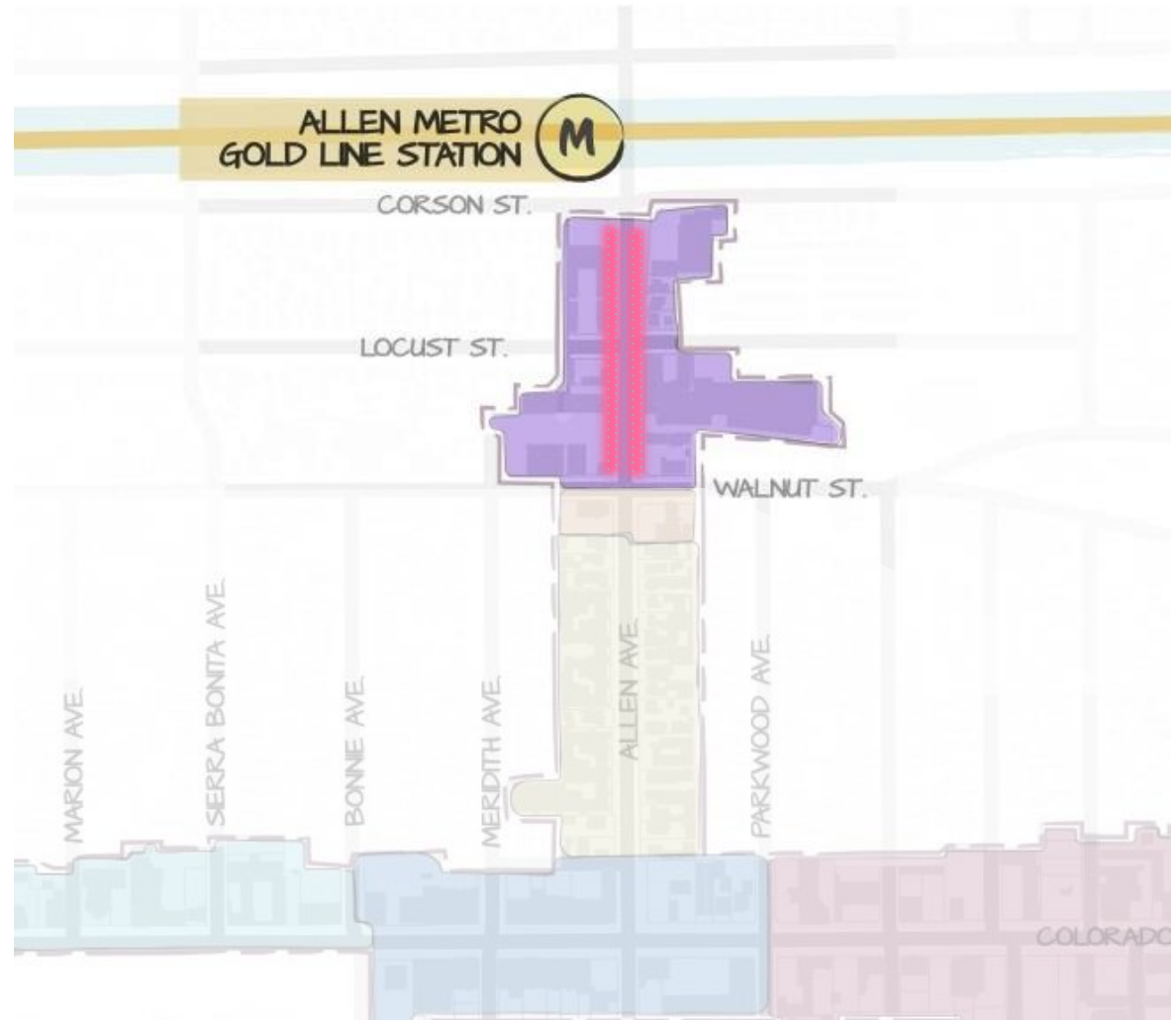
- Allow up to 6-stories residential and up to 7-stories mixed-use development
- 87 DU/acre



# Allen Transit

## Allen Transit

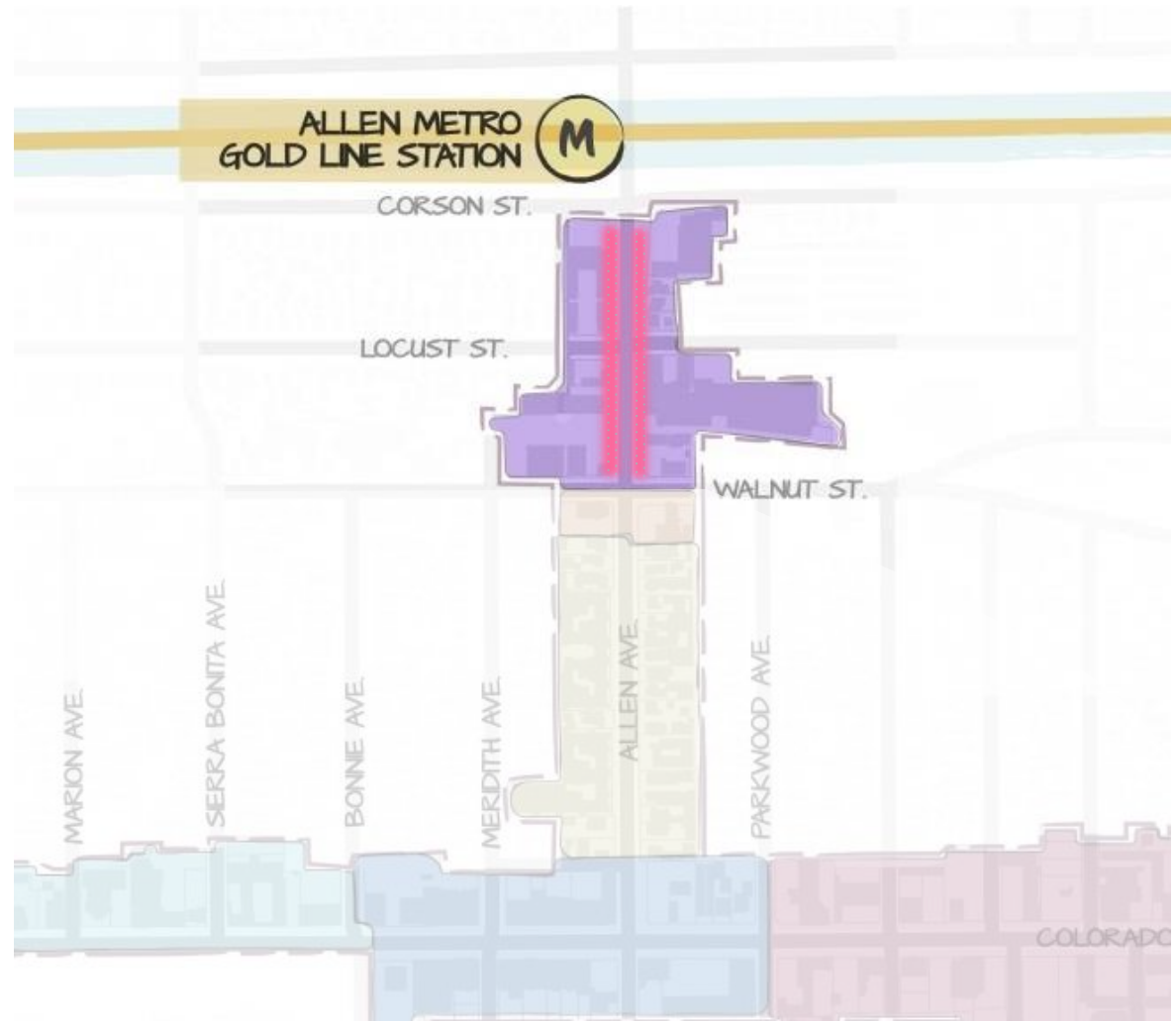
- Allow up to 6-stories residential and up to 7-stories mixed-use development
- 87 DU/acre
- Active ground floor requirement on sections of Allen Ave.



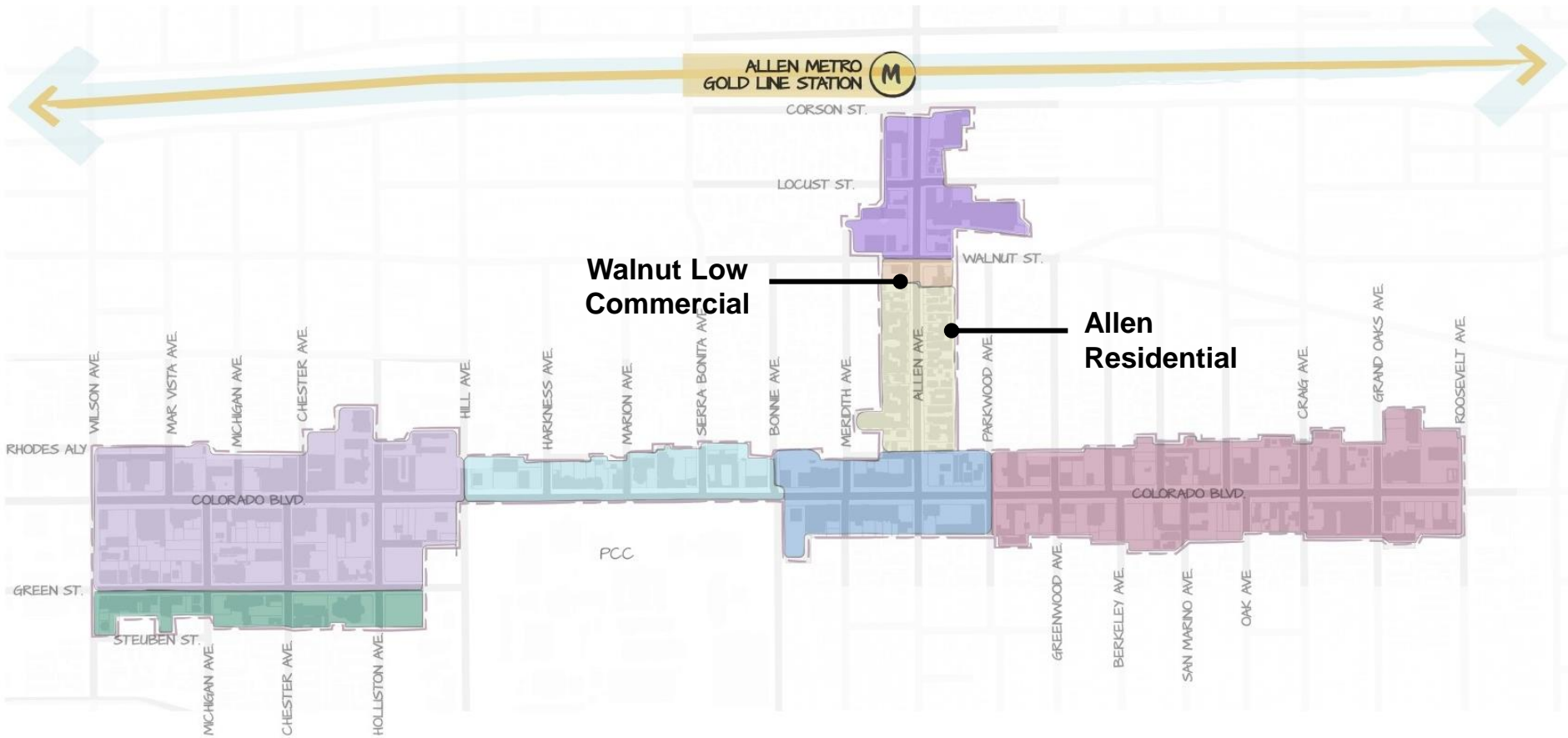
# Allen Transit

## Allen Transit

- Allow up to 6-stories residential and up to 7-stories mixed-use development
- 87 DU/acre
- Active ground floor requirement on sections of Allen Ave.
- Commercial ground floor requirement at corner of Corson St.
- Require public plazas and open space



# Walnut Commercial & Allen Residential

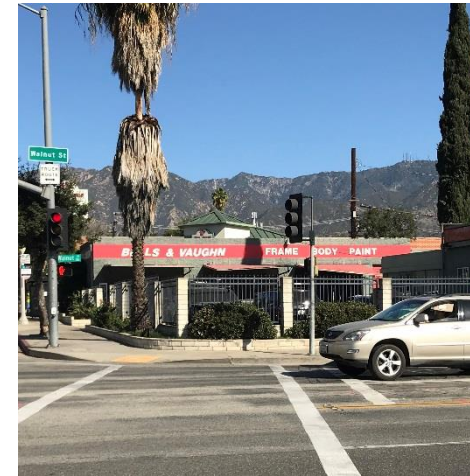




# Walnut Commercial & Allen Residential

## Key opportunities:

- Support existing low-scale commercial uses on Walnut
- Support existing high-quality residential uses on Allen
- Maintain green character with large setback and parkway



# Walnut Commercial & Allen Residential

## Walnut Low Commercial

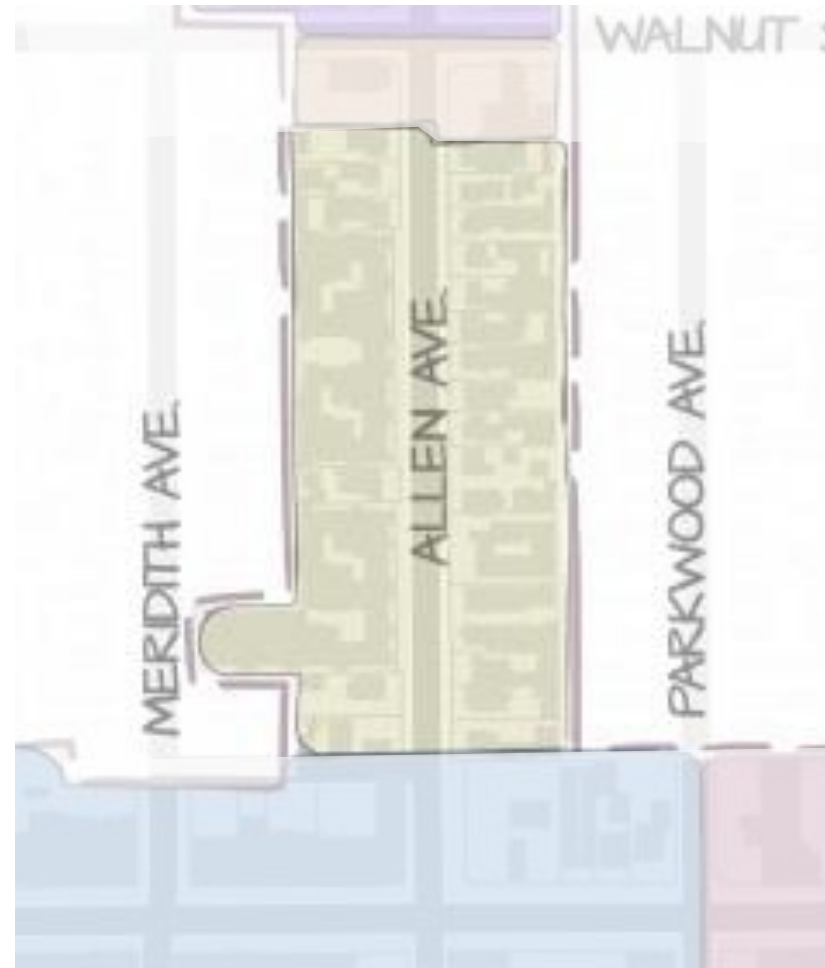
- 2 stories
- Residential not permitted



# Walnut Commercial & Allen Residential

## Allen Residential

- Residential-only
- 3 stories
- 32 DU/ac
- Maintain existing setback





# Gateway



# Gateway

## Key opportunities:

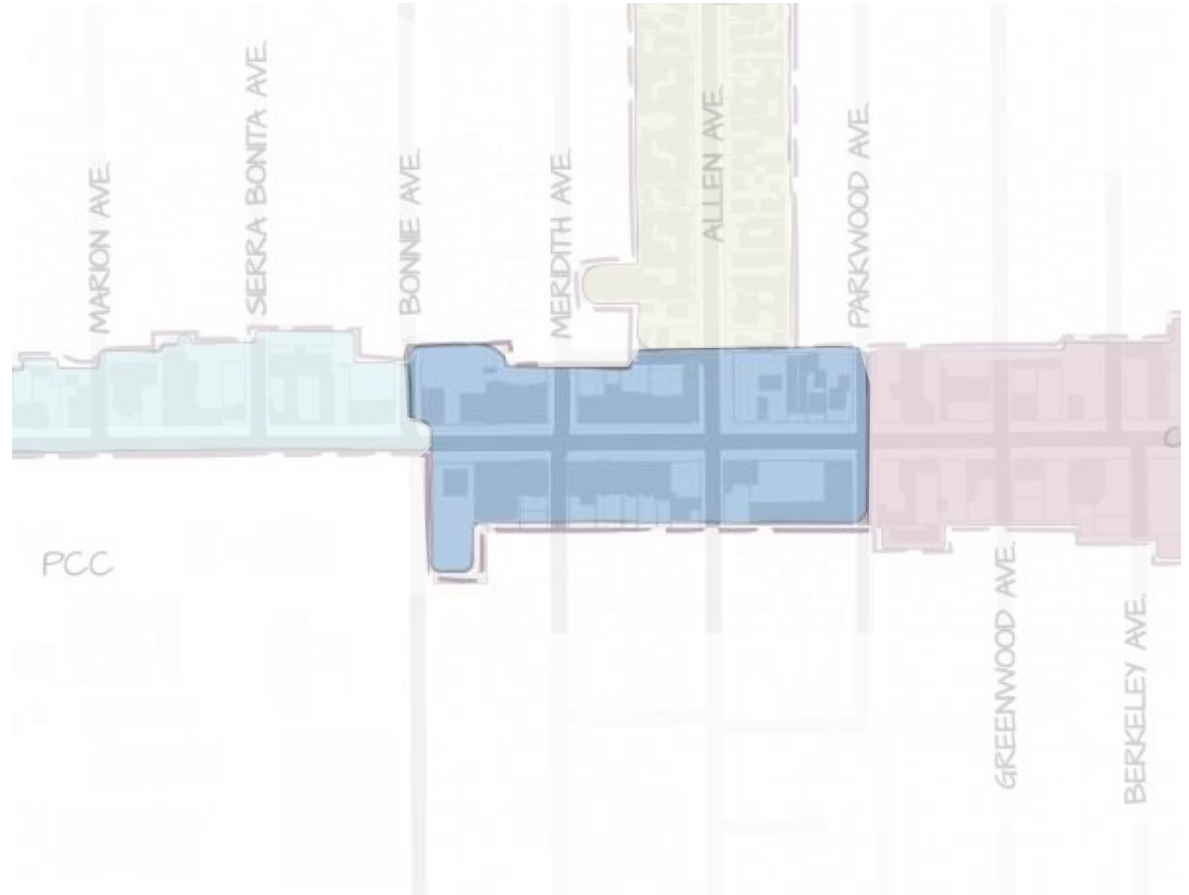
- Create an improved gateway to the area
- Encourage redevelopment near the intersection of Allen and Colorado
- Leverage close walking proximity to Allen Station and PCC
- Implement General Plan vision of creating nodes along Colorado Blvd



# Gateway

## Gateway

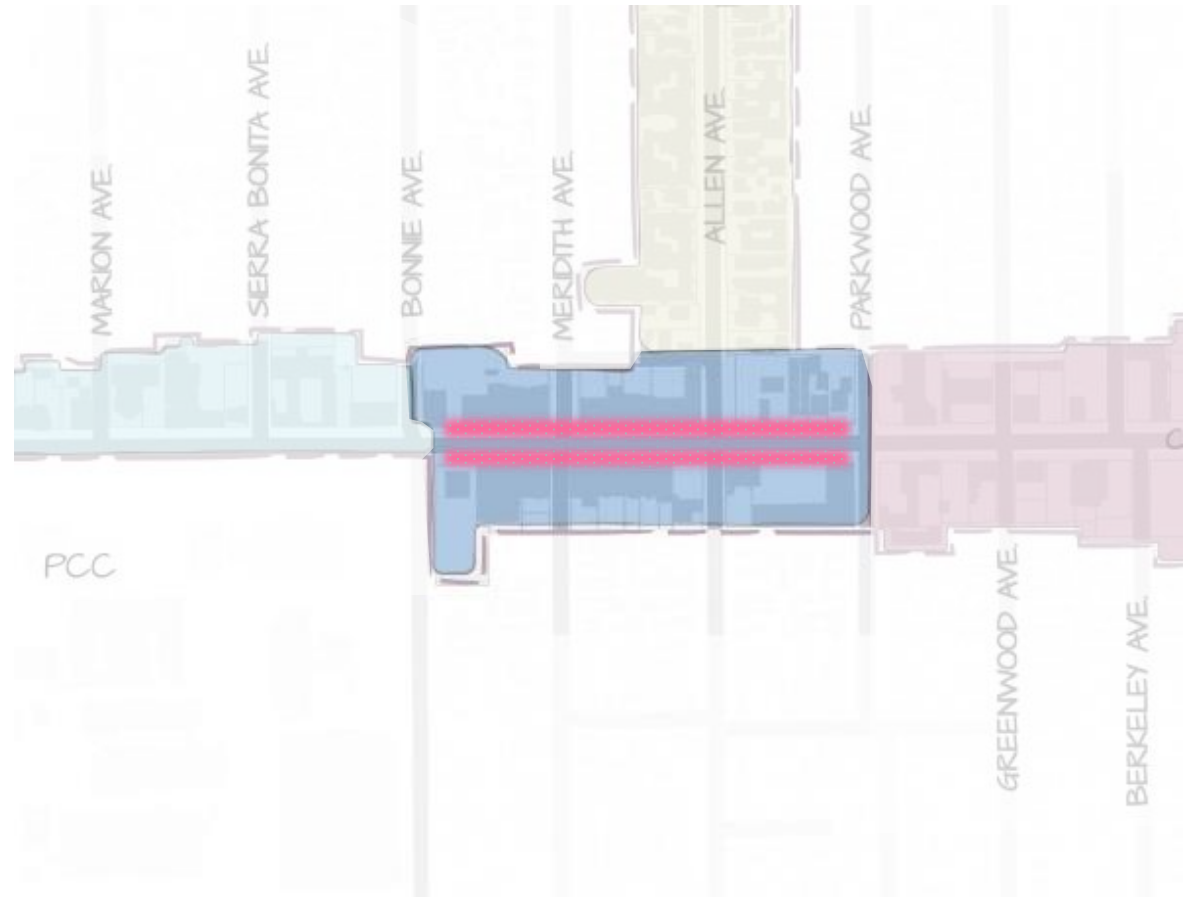
- Allow up to 6-stories residential, commercial or mixed-use development; up to 5-stories south of Colorado Blvd.



# Gateway

## Gateway

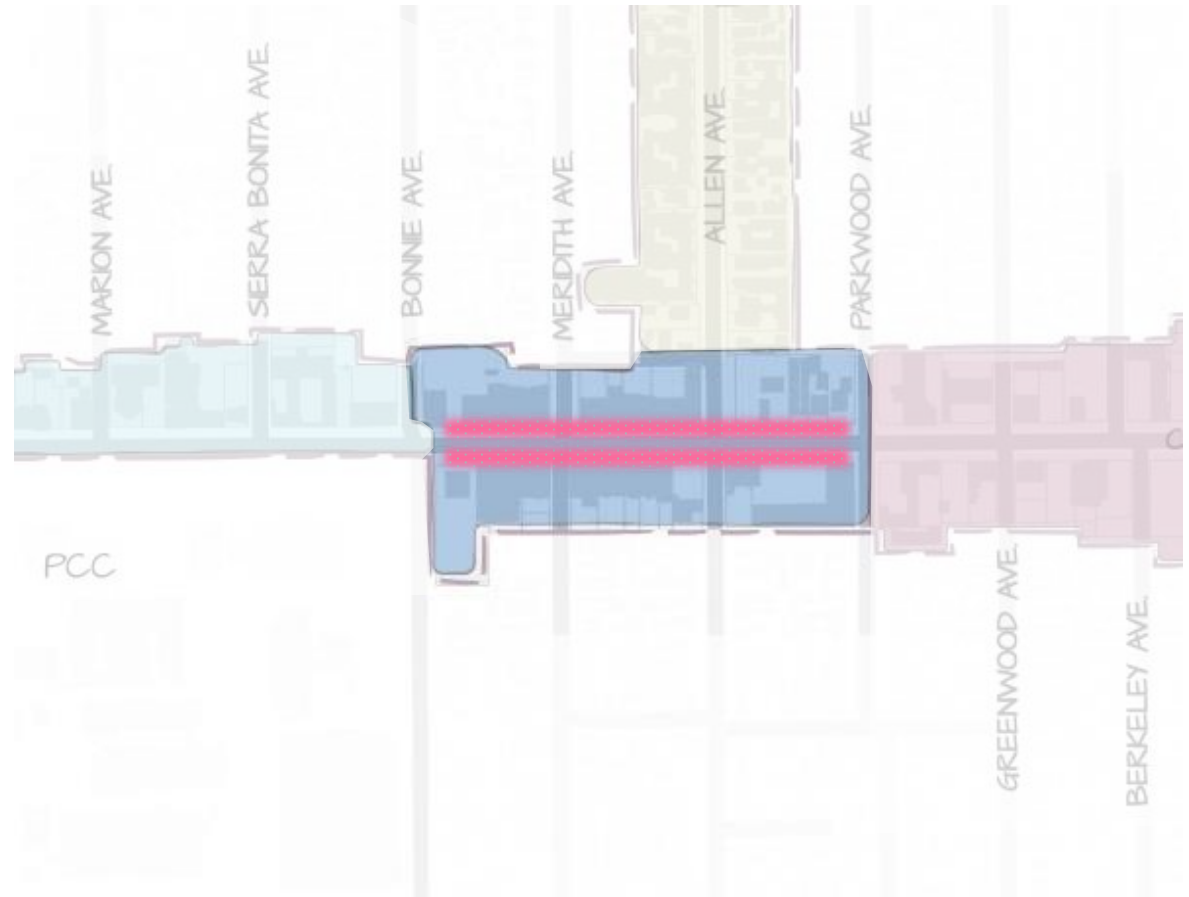
- Allow up to 6-stories residential, commercial or mixed-use development; up to 5-story south of Colorado Blvd.
- Active ground floor requirement on Colorado Blvd.



# Gateway

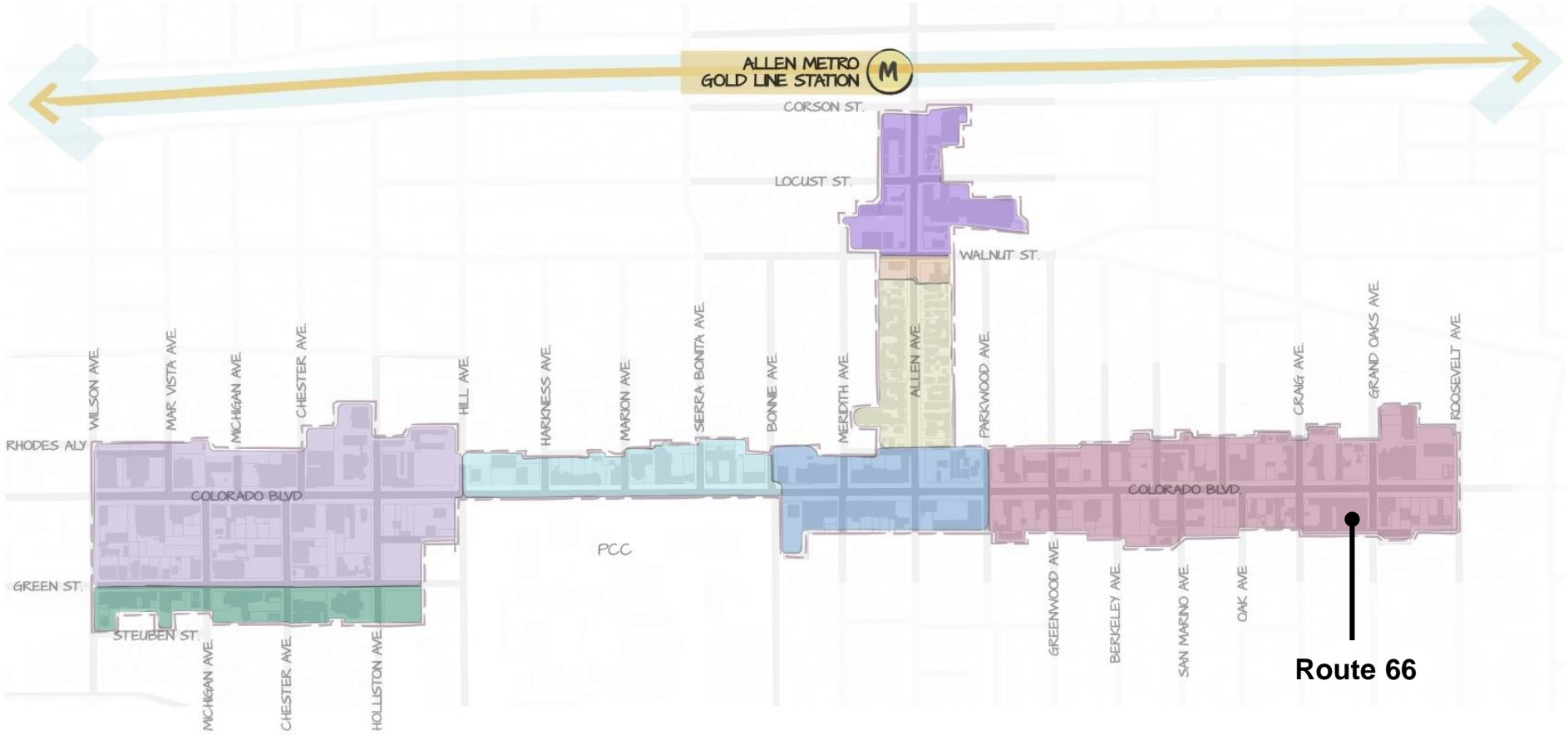
## Gateway

- Allow up to 6-stories residential, commercial or mixed-use development; up to 5-story south of Colorado Blvd.
- Active ground floor requirement on Colorado Blvd.
- Commercial ground floor requirement at Allen/Colorado intersection
- Require public plazas and open space
- 87 DU/acre





# Route 66



# Route 66

## Key opportunities:

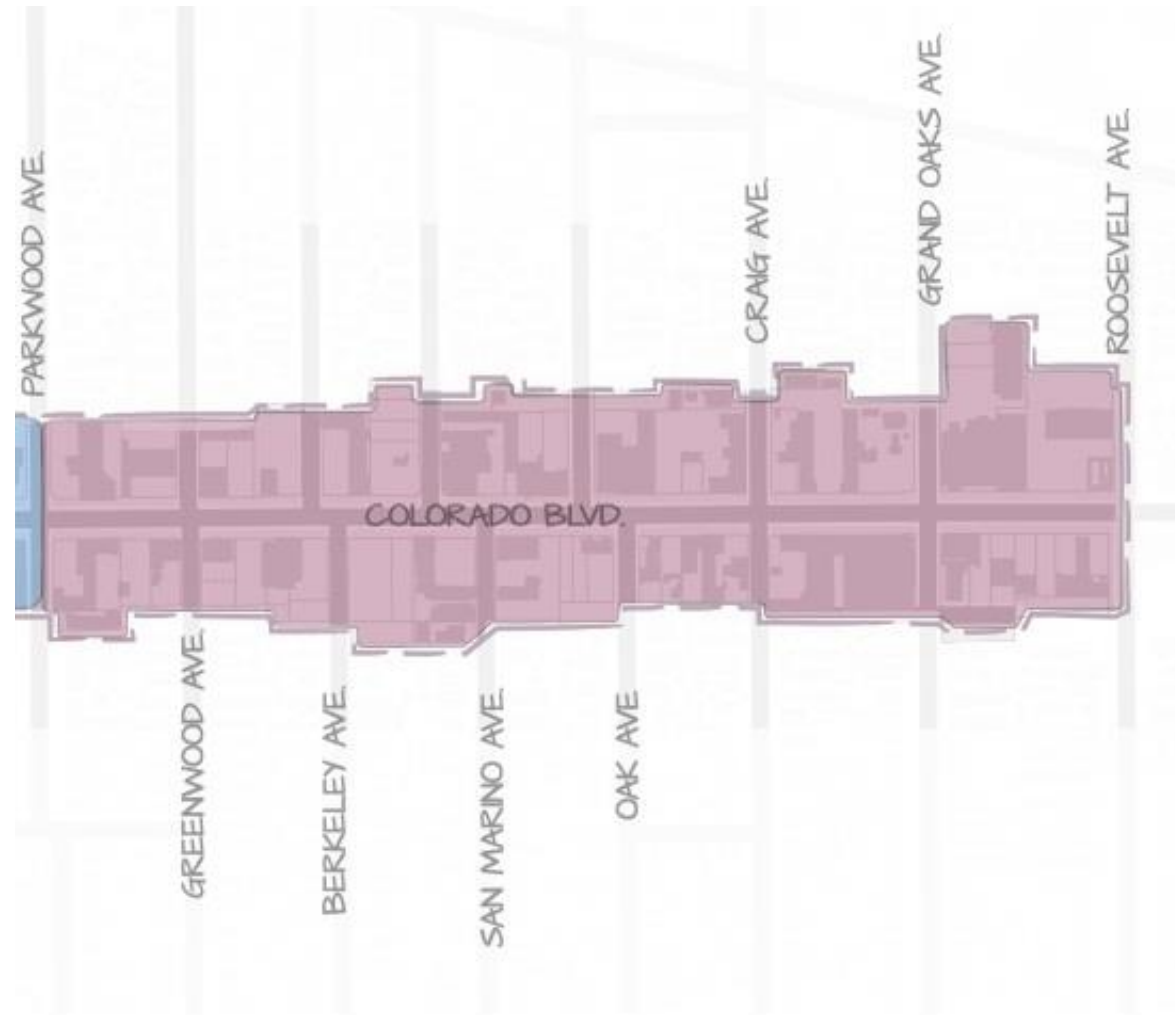
- Maintain existing eclectic low-scale character but allow for residential infill
- Improve pedestrian experience and public realm



# Route 66

## Route 66

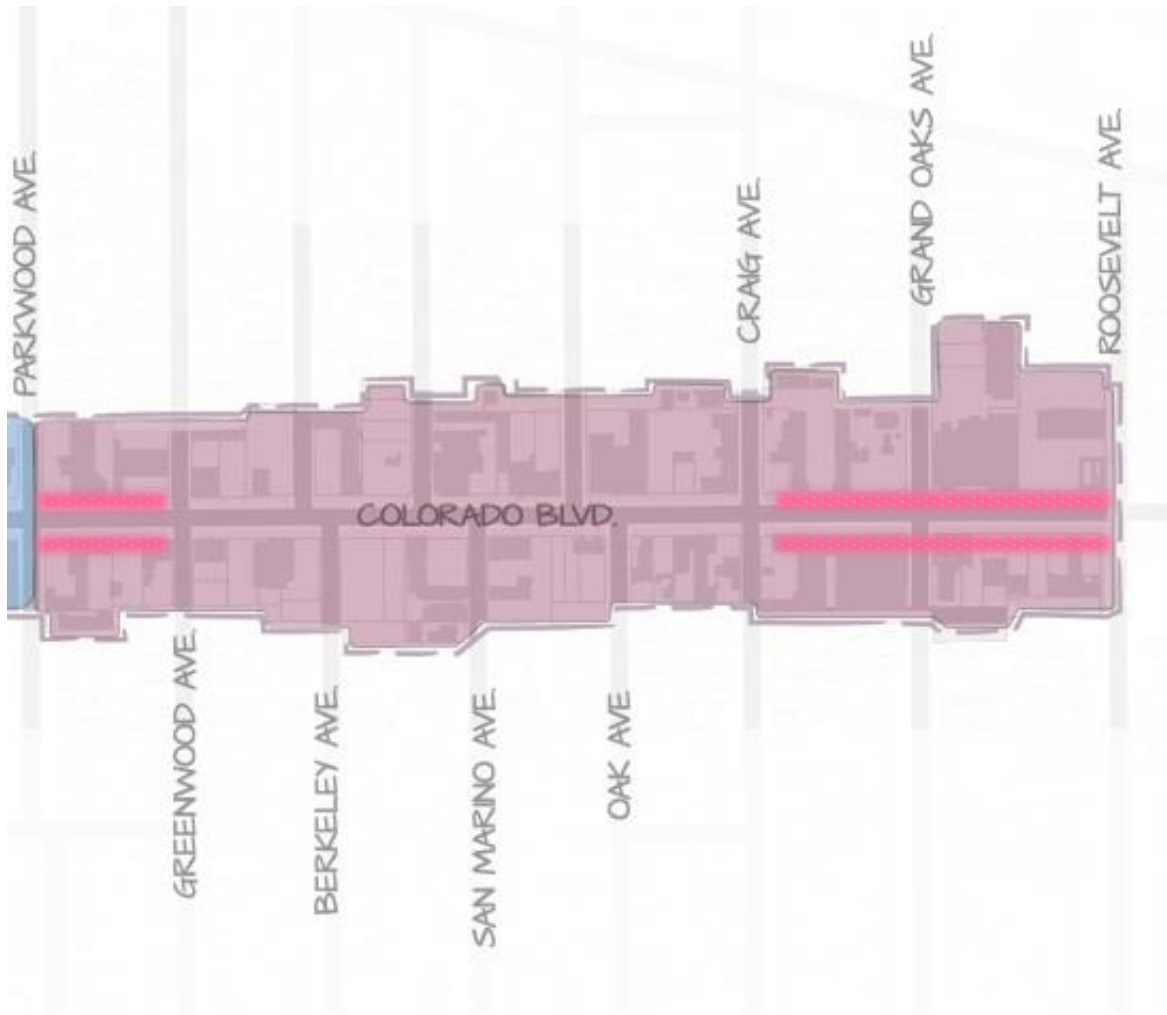
- Allow up to 3 stories of residential, commercial or mixed-use development



# Route 66

## Route 66

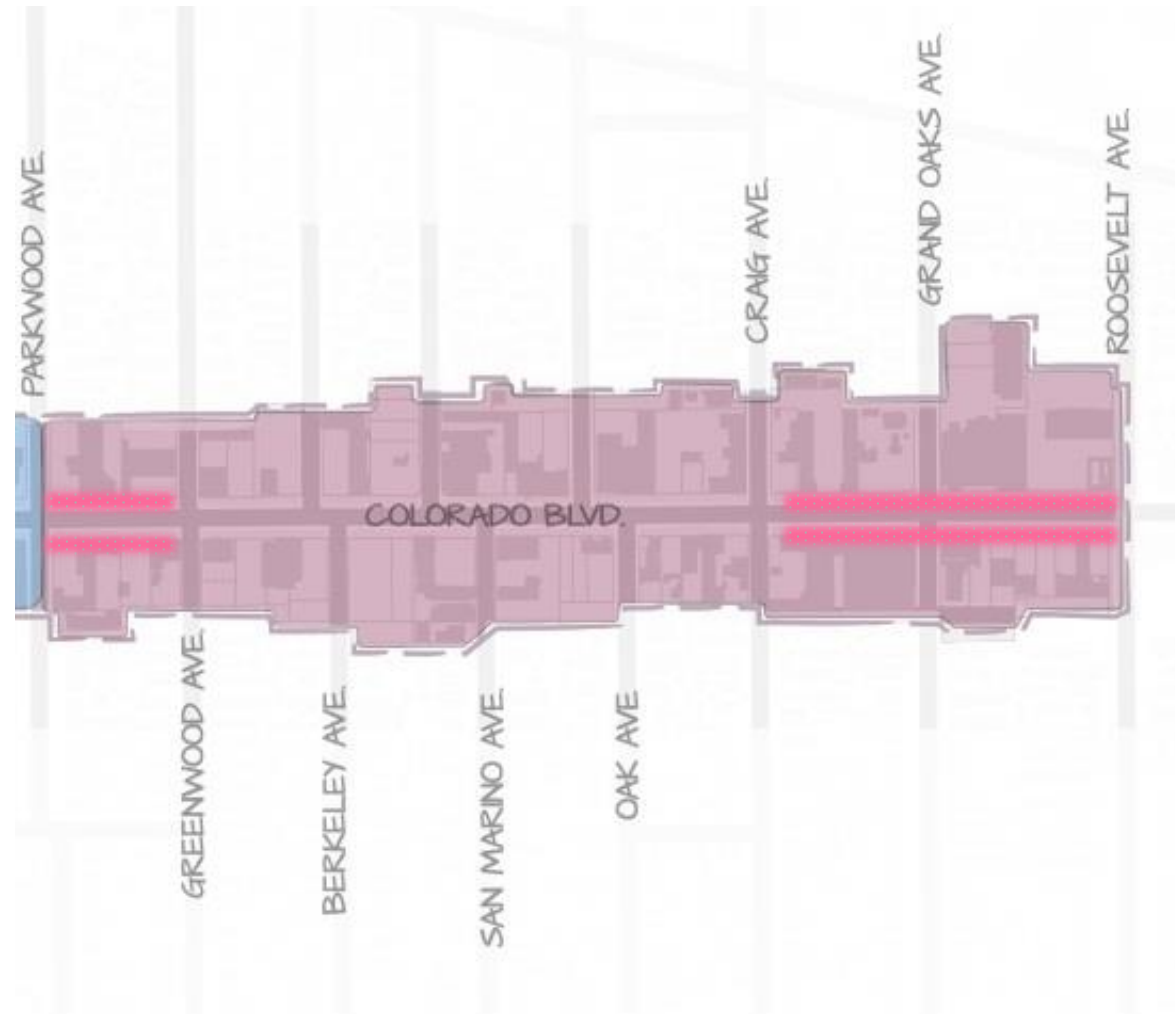
- Allow up to 3 stories of commercial, residential or mixed-use development
- Active ground floor requirement in some sections



# Route 66

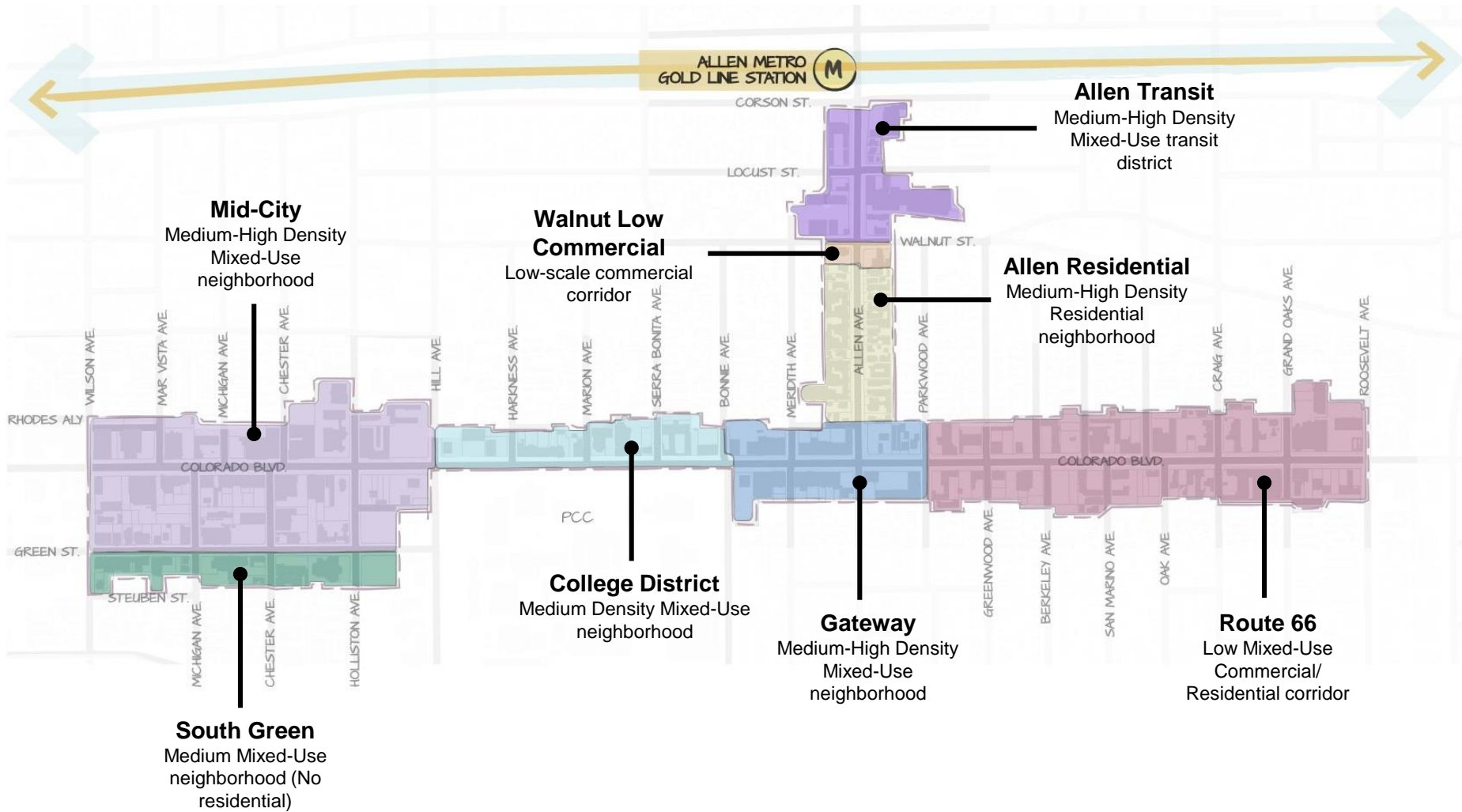
## Route 66

- Allow up to 3 stories of commercial, residential or mixed-use development
- Active ground floor requirement in some sections
- 32 DU/ac





# Preliminary Concept



# SMALL GROUP DISCUSSION

*Let's talk about the details*



# Small Group Activity



- Share thoughts, opinions, aspirations for the area
- Gather feedback on the preliminary concepts
- Listen and learn

# SHARE THOUGHTS WITH THE GROUP

*Let's wrap up*



# NEXT STEPS

*What's next for East Colorado*





# Future Workshop on East Colorado

## **Workshop Objective:**

Solicit feedback on refined concepts, including draft goals and policies, land uses, development regulations, design standards/guidelines and potential implementation strategies.



# Other Specific Plan Area Workshops



## Your Choices - *Weighing the Options*

### **LINCOLN AVENUE**

**February 28, 2019**

6:00 - 8:00 p.m.

**Red Hen Press**

*The Hen House Literary Center*

1540 Lincoln Avenue



**YOU'RE  
INVITED!**

**THANK YOU**

*ourpasadena.org*

*ourpasadena@cityofpasadena.net*

